



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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**Minutes of Meeting
Grafton Planning Board
May 5, 2023**

RECEIVED TOWN CLERK
GRAFTON, MA
2023 MAY 23 1 PM 6:30

A special meeting of the Grafton Planning Board was held on May 5, 2023 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair Justin Wood, Vice-Chair Robert Hassinger, Clerk David Robbins, Members Linda Hassinger and Prabhu Venkataraman. Staff present was Natalia Alward.

Chair Wood called the meeting to order at 7:00 p.m.

1. PUBLIC HEARING

A. Zoning Bylaw Amendments, Spring Town Meeting Warrant Articles 25, 26, 27, 28 and 29.

Clerk Robbins read the legal ad.

Tyler Houlden, of 95 Wesson Road, and Trevor Houlden, of 18 Willard Street were present in the audience. Bill Rychlik, of 90 Wesson Road, was present as a "Zoom" attendee.

The amendments proposed are listed below. Mr. Robbins explained the purpose/reason of each amendment.

- Amend Section 4.2 entitled Off-Street Parking and Loading.
- Amend Section 12.7.4 entitled Shared Parking and Section 12.7.6 entitled Off Street Parking Schedule.
- Amend Section 3.3.3 entitled Special Cases.
- Amend Section 12.6 entitled Development Types.
- Amend Section 3.2.3.1 entitled Use Regulation Schedule.
- Add a new Section 5.12, Accessory Uses in Agricultural and Residential Districts
- Amend Section 1.5.5 entitled Conditions for Granting Special Permits.

Warrant Article 29 includes amended Sections 12.6, 3.2.3.1 and 5.12. Board members had a brief discussion regarding this article. Tyler Houlden, of 95 Wesson Road, asked several questions.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to close the public hearing. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to recommend all five warrant articles (Articles 25, 26, 27, 28 and 29) to the Town Meeting for acceptance. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

2. ACTION ITEM

A. Approve Planning Board Report for the Town Meeting.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the Planning Board Report with the Board recommendations for the Town Meeting, as written, with the insertion of final vote information

and including the addition that public comments were received for Article 29. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

3. DISCUSSION ITEM

A. Preparation for Town Meeting.

Mr. Wood stated that he will read the Planning Board Report at the Town Meeting.

The focal point person to respond to questions raised during the Town Meeting would be the Chair, with Mr. Robbins and Ms. Coughlan, planner, contributing as needed.

4. GENERAL BUSINESS

A. Bills.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to approve the bills, as presented. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

B. Minutes of Previous Meeting: April 24, 2023.

Mr. Robbins stated that there was one typo where his name was written as “Roberts,” instead of Robbins.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Venkataraman, to accept the minutes of April 24, 2023, as amended during discussion. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously, 5 to 0.

5. ADJOURNMENT

MOTION was made by Ms. Hassinger, **SECOND** by Mr. Venkataraman to close this meeting. Roll Call Vote: Mr. Hassinger, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mrs. Hassinger, aye and Mr. Wood, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 7:42 p.m.

These minutes were approved by the Planning Board on: May 22, 2023